

TOWN OF CHESTER
BOARD OF SELECTMEN

October 7, 2015
Minutes

PRESENT: John DeBenedetti; Tom Bock; William Lindsay; Heather Chase; Arne Jonynas; David Pisha

VISITORS: Julie Hance; Shawn Cunningham; Edward Huse; Cynthia Prairie; William Dakin; Donna Allen; Ben Campbell; Carrie King

The meeting was called to order at 7:00 p.m. by Chairman DeBenedetti. He then asked every one to stand for the Pledge of Allegiance.

There were no additions or deletions to the agenda.

1. APPROVE MINUTES:

September 16, 2015:

A motion was made by William Lindsay to approve the September 16, 2015 minutes of the Chester Selectboard meeting and Executive Session Meeting Record with the following changes. Seconded by Arne Jonynas. The motion passed.

Page 2, Item 4, state that the \$399,000 was a negotiated number.

Page 3, 5th line down, Arne Jonynas questioned the library numbers not John DeBenedetti

2. CITIZEN'S COMMENTS:

There were no citizen's comments.

3. OLD BUSINESS:

Water/.Sewer: David Pisha stated that this is an agenda item for this evening.

Railroad Crossing: David Pisha stated that the State of Vermont still says that some work will be done on the railroad this year, but the bulk of the work will be done next year.

Cavendish Culvert: David Pisha stated that they are still making progress on the culvert replacement.

Route 103/11 Intersection: David Pisha stated that the Easement Deed has been signed by Charlie Record. The project should now proceed with reshaping the corner. David Pisha informed the Selectboard that Mr. Record still wants to do some visual pronouncement of the property line, but is not sure that granite markers are the solution.

Website: Arne Jonynas questioned the status of the website. Julie Hance responded that David Pisha will be interviewing for an individual to manage the website for the town.

Flag: William Lindsay stated that he would like a flag at the front of the Town Hall Building and would like this to be added as an agenda item.

Yosemite Fire House: Shawn Cunningham questioned if there has been any inventory done of the items in the Yosemite Fire House. He stated that several items were removed from the Fire House and sold. William Lindsay stated that he was present and helped remove some items from the Fire House and brought them to the Historical Society. Following discussion, it was agreed that an inventory would be done of the remaining equipment. Tom Bock stated that Cecil Waldo remembered when the two departments merged and remembered that the equipment belonged to the Town of Chester. William Dakin stated that Skip Norton from the Bargain Corner has a list of the items that were brought to him. It was suggested that a list be obtained from Mr. Norton along with who sold them to him.

4. HISTORIC MARKER; RAILROAD STATION:

William Dakin was present to answer questions relating to this Memorandum of Understanding which was prepared by the State of Vermont. John DeBenedetti stated that he is unclear as to why the Town is asked to sign this Memorandum since the Town has no interest in and to the property.

John DeBenedetti stated that he remembers that a vote was made to place the marker in front of the Academy Building. He is confused as to why the marker is placed in front of the train station and read the minutes from a previous meeting. William Dakin stated that he is not sure of the timing of the marker in front of the Academy Building. He indicated that he will research the status.

Tom Bock questioned the location of the marker. William Dakin stated that the marker will be placed under the eaves of the train station. He further stated that the marker will not be placed until the work at the railroad is completed. William Dakin further indicated that he will have someone mark, on the ground, where the marker will be located.

William Lindsay questioned the ownership of the property. William Dakin stated that the State of Vermont owns the railroad and its structures.

A motion was made by Heather Chase to have David Pisha sign the Memorandum of Understanding between the Vermont Division of Historic Preservation and the Town of Chester. Seconded by Arne Jonynas. The motion passed.

5. WATER PROJECT NEXT STEPS:

John DeBenedetti stated that the Selectboard has received a Funding Application from the Revolving Loan Fund which needs to be signed by the Selectboard and Town Clerk.

Heather Chase stated that she was very pleased with the turnout of 401 people for the vote and commended David for his work.

David Pisha reviewed the next steps for the funding stating that signing of the Funding Application is the first step. He indicated that he is working with Peoples Bank on obtaining a Bond Anticipation Note as a bridge loan until bonds are sold and the town can be reimbursed. David Pisha stated that Peoples Bank will not require repayment of their Note until the town starts receiving money from the Bond Bank. Dave Olson from Peoples is awaiting the 2014 Audit Report. David Pisha stated that the Purchase and Sale Agreement has been forwarded to Jim Carroll for his review.

A motion was made by Tom Bock to approve signing of the Municipal Funding Application. Heather Chase seconded. The motion passed.

John DeBenedetti stated that there are documents to be signed relating to a loan for the design phase of the water project. The Board reviewed these documents. It was noted that the General Obligation Bond shows the incorrect amount.

A motion was made by Tom Bock to approve signing the Resolution and Certificate of General Obligation Bond from the Vermont Drinking Water State Revolving Fund. Seconded by Arne Jonynas. The motion passed.

A motion was made by Tom Bock to authorize the Chairman to sign the Loan Agreement from Vermont Revolving Loan Fund, Loan RF3-322. Seconded by Heather Chase. The motion passed.

A motion was made Tom Bock to sign the General Obligation Bond in the amount of \$181,100.00. Seconded by Arne Jonynas. The motion passed. Julie Hance has indicated that she will contact the Selectboard members once the corrected Bond has been received.

Carrie King stated that she has requested in the past that when the replacement line is being run along Vermont Route 103, a bike path or walking path be installed. Discussion ensued. Julie Hance provided a history of establishing a sidewalk system to the High School. She stated that she will speak with the Agency of Transportation again. Arne Jonynas stated that he will bring this up at the next TAC meeting.

6. DRAFT TOWN FINANCIAL AUDIT:

The Selectboard reviewed the Draft Financial Audit of the town prepared by RH Smith. John DeBenedetti noted that there is no Management Letter provided. David Pisha stated

that he has left a message with Ron Smith as to the status of this letter. The Selectboard agreed that they will set a special meeting when the letter is received.

Discussion ensued regarding the requirement of a Capital Asset Inventory. Julie Hance and David Pisha explained the steps that are being taken to complete this requirement.

7. CHESTER COMMUNITY SOLAR SUBORDINATION AGREEMENT:

David Pisha explained that Green Lantern Capital has sold their interest in the solar farm. He indicated that Jim Carroll has reviewed the Consent and Subordination Agreement.

A motion was made by Tom Bock to authorize David Pisha to sign the Premises Owner's Acknowledgment, Subordinate and Consent form. Seconded by Arne Jonynas. The motion passed.

A motion was made by Tom Bock to authorize David Pisha to sign the Collateral Assignment of Easement. Seconded by Arne Jonynas. The motion passed.

8. NEW BUSINESS/NEXT AGENDA:

The Selectboard requested that the Yosemite Fire House Inventory be on the next agenda.

Sidewalk and Bike path: William Lindsay noted that the Vermont Transportation Board is holding a meeting in Rockingham. Heather Chase will contact Carrie King to let her know about this meeting.

Rod and Gun Club: David Pisha stated that Bob Flint had indicated that there are rules enabling to the use of the range once a year as long as you are with a member. The club also allows the police departments, state police and sheriffs to use the range. David spoke with Bob Flint about this organization and performing more public outreach.

Tom Bock stated that he would like to see how the credits will be received on the solar project now that product is being received.

David Pisha stated that the paving is scheduled to begin on or about October 16, 2015.

David Pisha stated that the first draft of the budget will be on the next agenda.

9. EXECUTIVE SESSION:

A motion was made by Tom Bock to consider entering executive session for the purposes of considering a proposed Tower Replacement and Communications Facility Agreement with VELCO to which this Town, a public body, is a party and for the purposes of engaging in confidential attorney/client communication with the Town's counsel, if needed, relating to the proposed Agreement with VELCO. The Selectboard finds that the premature public disclosure of the proposed contract terms and status of contract

negotiations, and any attorney/client communications with the Town's counsel regarding the same, could place the Town of Chester at a substantial disadvantage in any further negotiations with VELCO and its attorneys. Seconded by Heather Chase. The motion passed. The Selectboard invited in David Pisha and Julie Hance. Also the representative from VELCO. The Selectboard entered into Executive Session at 8:50 p.m.

A motion was made by Arne Jonynas to exit Executive Session. Seconded by Heather Chase. The motion passed. The Selectboard exited Executive Session at 8:50 p.m.

A motion was made by Tom Bock to exit Executive Session at 9:47 p.m. Seconded by Heather Chase. The motion passed.

A motion was made by Tom Bock to authorize David Pisha to sign the Memorandum of Understanding Re: Temporary Facility dated October 7, 2015. Seconded by Heather Chase. The motion passed.

9. ADJOURN:

A motion was made by Heather Chase to adjourn. Seconded by William Lindsay. The motion passed. The meeting adjourned at 9:51 p.m.

Julie Hance
Secretary of the Select Board

Heather Chase
Clerk of the Select Board

The SAPA-TV recording of this meeting is hereby made a part of the permanent minute record of this meeting.